127.0	0001	0019.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,000 /	708,000
					USE VALUE:	708,000 /	708,000
					ASSESSED:	708,000 /	708,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WORMWOOD JOYCE & ERIK
Owner 2:	
Owner 3:	
Street 1:	35 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEYES RUSSELL W ETAL/ TRUSTEES -
Owner 2:	HILL-KEYES FAMILY TRUST -
Street 1:	35 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .073 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1718 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3170.000	346,700	700	360,600	708,000
Total Card	0.073	346,700	700	360,600	708,000
Total Parcel	0.073	346,700	700	360,600	708,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.06 | /Parcel: 412.06

Legal Description

User Acct: 81627

GIS Ref:

GIS Ref:

Insp Date: 05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,700	700	3,170.	360,600	708,000		Year end	12/23/2021
2021	101	FV	336,000	700	3,170.	360,600	697,300		Year End Roll	12/10/2020
2020	101	FV	336,000	700	3,170.	360,600	697,300	697,300	Year End Roll	12/18/2019
2019	101	FV	254,000	700	3,170.	360,600	615,300	615,300	Year End Roll	1/3/2019
2018	101	FV	254,000	700	3,170.	319,400	574,100	574,100	Year End Roll	12/20/2017
2017	101	FV	254,000	700	3,170.	267,900	522,600	522,600	Year End Roll	1/3/2017
2016	101	FV	254,000	700	3,170.	267,900	522,600	522,600	Year End	1/4/2016
2015	101	FV	239,200	700	3,170.	231,800	471,700	471,700	Year End Roll	12/11/2014

!9815!

PRINT

Date	Time
12/30/21	09:39:37

LAST REV

Date	Time
11/05/20	14:49:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9815

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEYES RUSSELL W	73084-400	1	8/9/2019		765,000	No	No		
KEYES RUSSELL W	72035-504	1	12/19/2018	Convenience	99	No	No		
CAUSINO NANCYAN	43437-21		8/3/2004		465,000	No	No		
	20031-322		8/1/1989		202,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2020	Mail Update	MM	Mary M
5/11/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	345	PATRIOT
12/9/2004	MLS	MM	Mary M
1/10/2000	Inspected	263	PATRIOT
11/29/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3170		Sq. Ft.	Site		0	70.	1.62	8									360,570						360,600	

Total AC/HA:	0.07277	Total SF/SM:	3170	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	360,570	Spl Credit		Total:	360,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26110458
Const Adj.:	0.99989998
Adj $ / SQ:	170.232
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425922
Depreciation:	79221
Depreciated Total:	346700

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

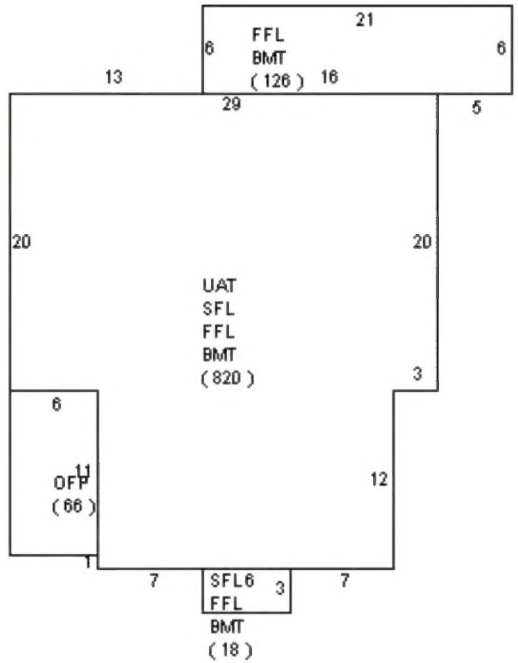
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.23
Special Features:	0	Val/Su Net:	117.41
Final Total:	346700	Val/Su SzAd	201.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	964	51.070	49,231
FFL	First Floor	964	170.230	164,104
SFL	Second Floor	754	170.230	128,389
UAT	Upper Attic	205	68.090	13,959
OFP	Open Porch	66	41.500	2,739

Net Sketched Area:	2,953			Total:	358,422
Size Ad	1718.2	Gross Area	3652	FinArea	1718

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0001-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X22	G	AV	1970	4.94	T	39.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700